Box 3

BOOK 10467 PG 36

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,257.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BOBBY BERNAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW

111 W. College Street, Murfreesboro, TN 37130
313 E. Main Street Suite 5, Hendersonville, TN 37075
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217
BCTX 155 Franklin Rd., Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl D. Davis (NAME)	CTX Mortgage Company (NAME)	MAP 63-16A
669 Granwood Boulevard (ADDRESS)	P. O. Box 19000 (ADDRESS)	PARCEL 27
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9000 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Fox Ridge Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cheryl D. Davis and J. Chad Davis, ~~husband and wife~~ Wife and Husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 173 on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Page 405 as amended in Book 6900, Page 550 thru 552 and Corrected in Book 7462, Page 445 and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Fox Ridge Homes, Inc. by Deed from FR Properties, L.P., a Tennessee Limited Partnership, of record in Deed Book 10289, Page 630, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7351, page 852 and Deed book 7431, Page 204 and Deed Book 7451, Page 739, Deed Book 8181, page 112, and Deed Book 8336, Page 393, Register's Office for said County.

Warranty Deed of Flowage Easement Chitwood Downns to U.S.A. Flood Cheatham Lock and Dam Project of record in Deed Book 2247, Page 75, Registers office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 669 Granwood Boulevard, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 20th day of May 19 97

Fox Ridge Homes, Inc.
By: Alphonse W. Davis
Alphonse W. Davis, CEO

Attest: Deborah P. Buford
Deborah P. Buford, Vice-President

BOOK 1046 PG 37

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Alphonse H. Davis and Deborah P. Buford with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the CEO and Vice-President respectively of the Fox Ridge Homes, Inc. the within named bargainor, and corporation, and that they as such CEO and Vice-President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Alphonse H. Davis as such CEO, and attesting the same by the said Deborah P. Buford as such Vice-President.

Witness my hand and official seal at office at Hermitage, TN on this the 20th day of May 19 97.

My commission expires 9/18/99

Notary Public

JUDY BERNAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

97 MAY 27 PM 12:05
DAVIDSON COUNTY TN
REGISTER'S OFFICE

IDENTIFICATION REFERENCE

0308760

LEGAL DESCRIPTION CONTINUATION

Easement to C. Hooper Development Co. of record in Deed Book 7460, Page 515, and Deed Book 7489, Page 515, Registers office for said County.

Easement for Public Utilities of record in Deed Book 8007, Page 235, and in Deed Book 8671, page 61, Registers office for said County.

Agreement for Dedication of Easement and Public Utilities of record in Deed Book 8657, Page 179, Registers office for said County.

Easement to Fox Ridge Homes, Inc. for ingress and egress of record in Deed Book 8739, Page 991, Registers office for said County.

Subject to Easement of record in Book 7460, page 93, Register's Office for said County.

Quitclaim Deed from Barclays to Hampton Park Homeowners Association for Open Space and Flood Plan of record in Deed Book 8207, Page 276, Registers office for said County.

Deed from Homeowners Association to John and Judith Butler (1 AC) of record in Deed Book 8951, Page 797, Registers office for said County.

5235 05/27 01:03PM

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
CUMBERLAND TITLE COMPANY

☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 4733 Andrew Jackson Pkwy. #1-C
Hermitage, Tennessee 37076

☐ 557 Sam Ridley Pkwy W., Suite A
Smyrna, Tennessee 37167

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

095-75

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10467 PG 38

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 134257.00
CON TX 496.75
PRFEE 1.00
WDEED 8.00
TOTAL 505.75
CHECK 505.75
05/27/97 01 12405 0001 5235

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0308760
IDENTIF. ↑ REFERENCE

97 MAY 27 PM 12:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 115[illegible]